

**Planning and Zoning Commission Meeting Minutes
May 24, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday May 24, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Fred Dammeyer and Commissioners Lorraine Arney, Gregory Counts, Barbara Beam and Joshua Scott. There is one vacancy.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Randall Crist, Interim Director DCD; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner; Alexis Garcia, Assistant Planner; Alejandro Marquez, Administrative Assistant and Lizbeth Sanchez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – April 26, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as presented. Motion carried unanimously, (6-0) with one vacancy.

Action Items –

CUP-33939-2021: *This is a request by Maria A. Velez, on behalf of ZAYD, LLC C/O Realty Executives, for a Conditional Use Permit for an industrial use within 600' of residential in the Heavy Industrial/Infill Overlay (H-I/O) District, on the property located at 1275 W. 9th St, Yuma, AZ. (Continued from May 10, 2021)*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL**, noting that the Applicant had requested to have Condition 5 modified, changing the hours of operation to 6:00 am to 7:00 pm and Condition 6 to be modified from one year to two years.

Hamel thanked the staff for their work on this case.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Frank Velez, 1275 W. 9th St. Yuma AZ, 85364, thanked the Commission and the Planning Department for their work, and made himself available for questions.

Kevin Eatherly, 2975 S. Avenue B Yuma AZ, 85364, also thanked the Commission and Staff for their work.

PUBLIC COMMENT

None

Motion by Arney, Second by Beam, to APPROVE CUP-33939-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0) with one vacancy.

CUP-34229-2021: *This is a request by Joshua Roye, on behalf of RAD Properties, LLC, to allow the use of commercial recreation in the Light Industrial (L-I) District, for the property located at 987 E. 21st Street, Suite C, Yuma, AZ. (Continued from May 10, 2021)*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Joshua Roye, 255D Victoria Avenue, Yuma AZ, 85364, was present and available for questions.

Hamel thanked Roye for his service to the youth of the community.

PUBLIC COMMENT

None

Motion by Counts, second by Dammeyer to APPROVE CUP-34229-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0) with one vacancy.

CUP-34244-2021: *This is a request by Durban Development, LLC, on behalf of Southgate Mall, LLC, for a Conditional Use Permit to allow a drive-through for a vehicle oil change facility in the General Commercial (B-2) District. The property is located at 3010 S. 4th Avenue, Yuma, AZ. (Continued from May 10, 2021)*

Robert Blevins, Principal Planner, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Stephen Knudson, Durban Development, was present via Zoom and available for questions.

Hamel thanked Knudson for using existing infrastructure for his future building.

PUBLIC COMMENT

None

Motion by Arney, Second by Beam to APPROVE CUP-34244-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.

ZONE-34231-2021: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 15.17 to expand the allowed uses for corner markets. (Continued from May 10, 2021)*

Erika Peterson, Assistant Planner, summarized the staff report and recommended **APPROVAL**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Beam, Second by Dammeyer to APPROVE ZONE-34231-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.

ZONE-34232-2021: *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 153 to update provisions related to the Subdivision Code. (Continued from May 10, 2021)*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Beam, Second by Counts to APPROVE ZONE-34232-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.

ZONE-34268-2021: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 06.03 to identify the permitted housing types within the Manufactured Housing Subdivision District (MHS). (Continued from May 10, 2021)*

Amelia Griffin, Associate Planner, summarized the staff report and recommended **APPROVAL**.

Commissioner Beam asked what were the benefits of site built homes rather than manufactured homes. Griffin replied that site built homes last longer than manufactured homes.

Motion by Counts, Second by Arney to APPROVE ZONE-34268-2021 subject to the Conditions of Approval in Attachment A. Motion Carried unanimously (6-0) with one vacancy.

INFORMATION ITEMS

Staff

Jennifer Albers, Principal Planner, presented a summary of the General Plan Elements for Parks, Safety, Conservation and Cost of Development

Commission

None

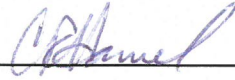
Public

None

ADJOURNMENT

Hamel adjourned the meeting at 5:06 p.m.

Minutes approved this 14 day of June, 2021



Chairman